

PLANNING BOARD
City of Orange Township
29 North Day Street
Orange, NJ 07050

MEETING MINUTES
MARCH 22, 2023

Chairman Holmes called the March 22, 2023 City of Orange Township Planning Board Regular Meeting to order at 7:40 p.m. Salute to the Flag. Compliance with the “Sunshine Law” was acknowledged. Roll Call. Meeting Notice.

Please note this meeting was held virtually via Zoom Meeting and all login information has been posted on the City of Orange Township website (www.ci.orange.nj.us) as well as the local newspaper “Transcript.”

Board Members Present: Callistus Onyiuke (Arrived 7:47), Christopher Mobley, Council President Eason, Mayor Dwayne Warren, Vice-Chair Antoinette Jones, Chairman Dwight Holmes.

Board Members Absent: Enock Faustin

Professionals Present:
Alexandra Reyes, Board Secretary
Gerard Haizel, Board Planner
Joseph Wenzel, Board Attorney
Salvatore Renda, Board Engineer

Correspondence: None

Minutes:

Motion made by Vice- Chair Jones **seconded** by Member Mobley to approve the December 21, 2022 minutes as written.

Those in Favor: Member Onyiuke, Member Mobley, Council President Eason, Mayor Warren, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin.

Those Abstained: None

Motion carried: 6-0-1-0

Motion made by Council President Eason **seconded** by Vice-Chair Jones to approve the January 26, 2023 minutes as written.

Those in Favor: Member Onyiuke, Member Mobley, Council President Eason, Mayor Warren, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin.

Those Abstained: None

Motion carried: 6-0-1-0

Case# 23-01- 150 Taylor Orange LLC- 150 Taylor St- Preliminary and Final Major Site Plan Approval.

Attorney Elnardo Webster, Esq represented the applicant 150 Taylor Orange LLC. The proposed development is located at 150 Taylor St. designated as Block 3402 Lot 26. The property is located within the Central Orange Redevelopment plan District area E. The proposed development is permitted. The applicant is seeking preliminary and final site plan approval to construct a new three-story multifamily residential building consisting of four (4) one-bedroom townhomes. The site is an undersized lot with 2,500-SF corner lot with frontage on Taylor Street.

The applicant proposes to demolish the existing commercial structure and, in its place, construct a new multifamily building comprised of four (4) townhouse units. The proposed townhouses will be oriented with their front entries on Hickory Street. A one car garage is proposed on the 1st floor of each townhouse. Applicant is seeking the following variances:

- Insufficient Lot Area
- Insufficient Front Yard Setback
- Insufficient Side Yard Setback
- Insufficient Rear Yard Setback
- Waiver for insufficient parking stall size

Attorney Webster confirmed receipt of the Engineer report dated March 17, 2023, Planner Memorandum dated March 15, 2023 and agreed to comply with all the conditions set forth therein.

Witness #1 Josh Klein, was sworn in as the applicant Civil Engineer and Traffic Engineer. Mr. Klein presented the Site plan which were submitted to the board.

Sheet C4 of the Site Plan depicts the Streetscape and Landscaping proposed improvements as well as the ground level parking garage. Each garage fronts Hickory Street. Mr. Klein presented the proposed lighting enhancement depicted on C8.

Mr. Klein also stated that the proposed development does not have adverse impact in traffic. Traffic Impact Study was submitted to the Board dated September 22, 2022.

Witness #2 Patrick Lesbirel was sworn in as the applicant Architect. Mr. Lesbirel presented the rendering, which depict the proposed front façade materials as cedar shake horizontal siding and fiber cement stone siding.

The ground floor shows a one car garage, storage space, washer and dryer. As you enter thru the staircase, the second floor consist of kitchen and living area and powder room. The 3rd floor is proposed a single bedroom, a den and a full bathroom. Each unit will have an automatic garage opener, alarm system and exterior cameras.

Witness #3 Matt Flynn was sworn in as the applicant Planner. Mr. Flynn stated that the proposed is located in the Central Orange Redevelopment plan sub-district E in which some of the goals are:

- High density, walkable and transit oriented development.
- Elimination of undesirable sites and site conditions.
- Increase homeownership thru out the city.
- Provide a variety of housing types within walking distance to the train station.

Mr. Flynn presented the following exhibits:

Exhibit A1 Page 1. View of subject site from Hickory Street- Existing (Bland- Blank Façade)

Page 2. View of subject site from Hickory Street- Proposed (Attractive Façade)

Page 3. View of subject site from Franklin Street* Typo should be Taylor St- Existing façade extending beyond neighbors (to be replaced by new building, setback and landscaped)

Page 4. Aerial drone view of subject site showing undesirable bland blank façade on Hickory Street and extended façade on Taylor Street (Taken by John McDonough Associates on March 20, 2023).

The proposed is permitted in the redevelopment. With respect to C variances requested, they can be justified by what is known as the C1 hardship test. The C1 hardship comes from a substantial undersized lot, not from an overly sized development. The C2 balancing test is also met, where by the benefits of the application as a whole substantially outweigh any detriment because of the C variances. The goals of the Redevelopment plan are substantially met.

Board members raised concern regarding parking.

Board Professionals:

Board Engineer Salvatore Renda was sworn in. Mr. Renda raised concerns regarding sprinkler system for the units. Entrance to the garage allowing for visibility for entrance and exit.

Attorney Webster stated that the applicant would comply with recommendation for pedestrian safety such as mirror to assist exiting the garage.

The applicant Architect stated that the townhouses do not require sprinkler system.

Board Planner Gerard Haizel was sworn in. Mr. Haizel requested a safety device to alert pedestrians at the time of exiting the garage. Mr. Haizel requested that as a condition of approval, the applicant will develop the project for homeownership and not rental, should the applicant wish to change the condition in the future, the applicant is required to return to the board for approval.

Attorney Webster agreed with the recommendations of the Board Planner.

Motion made by Vice- Chair Jones to open public portion **second** by Council President Eason. All in Favor.

Fiona Douglas- 161 Taylor St: Raised concerns to the length of time to construct this project, noise while on construction, parking as well as alternate parking.

Attorney Webster addressed concerns.

Motion to close public portion by Member Mobley **second** by Council President Eason. All in favor.

Motion to approve by Vice- Chair Jones second by Member Mobley the Preliminary Final Major Site Plan for Case # 23-01 150 Taylor Street Orange LLC, 150 Taylor Street with Variances for:

- Minimum lot area of 2,500 Ft where 7,500 Ft. is required
- Minimum Front yard setback on Hickory St. of 0 Ft. where 10 Ft. is required.
- Minimum Side yard setback of 2 Ft. where 5 Ft. is required.
- Minimum Rear yard setback of 4.7 Ft. where 10 Ft. is required.
- Waiver for parking stall size where 12 x 19 Ft. is proposed and 9 x 20 Ft. is required.

As a condition of approval applicant will comply with the City Officials and the recommendations of the Board experts as detailed on the Engineer report dated March 17, 2023 and the Planners report dated March 15, 2023. Additional condition of approval, applicant will comply with bonus criteria of homeownership for each of the four townhouses. If the project changes from homeownership, the applicant will return to the Planning Board for approval. The applicant will also work with the Board professionals and the City officials on installing a device to alert pedestrians of vehicles exiting the garage and or alert the driver of the vehicle of pedestrians walking by. The applicant will also equip the garage doors with an automatic door opening mechanism.

Those in Favor: Member Onyiuke, Member Mobley, Council President Eason, Mayor Warren, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin.

Those Abstained: None.

Motion carries 6-0-1-0

Case#23-02 151 Taylor Orange LLC- 151 Taylor St.-Preliminary and Final Major Site Plan Approval.

Attorney Elnardo Webster, Esq represented the applicant 151 Taylor Orange LLC. The proposed development is located at 151 Taylor Street designated as Block 3401 Lot 18. The property is located in the Central Orange Redevelopment Plan – District Area E. The applicant is seeking Preliminary and Final Site Plan approval to construct a new 3-story multifamily residential building consisting of (9) affordable dwelling units. The site is 5,000 Sf. Lot fronting on Taylor Street, the site is currently improved with a 2-story residential building, which will be demolished. The applicant will construct a 3-story building consisting of:

- 1 Studio – 627 Sf.
- (4)- 1 Bedroom- 652 Sf.

- (2)- 2 Bedrooms- 1,009 Sf.
- (2)- 3 Bedrooms- 1,222 Sf.
- (8)- Parking Spaces.

Each apartment will consist of a dining area, living room, kitchen, bedrooms and bathrooms. A garage is proposed on the ground level consisting of (8) parking stalls with access off Hickory St. The proposed is a permitted use in the Central Orange Redevelopment plan, the applicant propose to include income-restricted units, which is consistent with recommendation of the City Master plan. The applicant is seeking Preliminary and Final Site plan approval along with bulk variance relieve:

- Insufficient Lot Area
- Insufficient Lot Width
- Insufficient Front Yard
- Insufficient Side Yard
- Insufficient Rear Yard
- Waiver for parking stall size

Attorney Webster stated that he received and reviewed the Engineer report dated March 17, 2023 and the Planner Memorandum dated March 15, 2023. Applicant agrees to comply with the recommendations of the Board professionals.

Witness #1 Josh Klein, was sworn in as the applicant Civil Engineer and Traffic Engineer. Mr. Klein presented the Site plan, which were submitted to the board.

Page C1 of the Site Plan shows the existing condition of the site on Arial map. Page C4 shows the proposed ground floor of the development. Mr. Klein presented the planters proposed along Taylor Street and on Hickory St as well. The proposed garage entrance is located on Hickory St., which shows 8 parking spaces including an ADA space as well as one EV charging station with dual service. A board on board fence surrounds the site. The applicant proposes an underground detention system and exterior lighting along the façade.

Regarding the Traffic impact, Mr. Klein stated that during the peek hours this development would see a total of 4 trips increase, which will not be a negative impact.

Witness #2 Patrick Lesbirel was sworn in as the applicant Architect. Mr. Lesbirel presented the rendering showing the Lobby area at the corner of Taylor St. and Hickory St. The exterior of the building show planters on Taylor and Hickory St.. Furthermore, the proposed building will be finished with brick on the 1st floor façade and a combination of stucco and fiber cement siding on the upper floor façades.

The floor plan of the proposed development depicts a lobby area, (1) fully handicap compliance studio apartment, trash shoot and garage parking space on the first floor. Second and Third floor will consist of the remaining 8 units. Each unit contains washer and dryer.

Witness #3 Matt Flynn was sworn in as the applicant Planner. Mr. Flynn stated that the proposed is located in the Central Orange Redevelopment plan sub-district E in which some of the goals are:

- High density, walkable and transit oriented development.
- Elimination of undesirable sites and site conditions.
- Increase homeownership thru out the city.
- Provide a variety of housing types within walking distance to the train station.

Mr. Flynn presented the following exhibits:

Exhibit A1 Page 1. View of subject site from Hickory Street- Existing (Boarded up Façade)

Page 2. View of subject site from Hickory Street- Proposed (Attractive Façade)

Page 3. Aerial drone view of subject site showing undesirable boarded up condition on corner of Hickory Street and Taylor (Take by John McDonough Associates on March20, 2023).

The proposed project complies with Building Coverage, density, height and FAR. The benefits of the application substantially outweighs any detriment. The proposed promotes purposes of the Municipal Land use law:

- Purpose A- Promotion of the general welfare.
- Purpose G- Variety of use in the appropriate locations.
- Purpose I- Desirable visual environment.
- Purpose M- Efficient use of land.

Mr. Flynn stated that the proposed would accentuate the intersection as well as compliment the previously approved application.

Board Professionals:

Board Planner Gerard Haizel was sworn in. Mr. Haizel stated that the applicant is utilizing the Bonus available to them for meeting the affordable housing criterion, which allows for an

increase in the permitted building height, FAR and density, for residential projects that provide a minimum of 10% of the proposed dwelling units as affordable units. This recommendation is part of the City Master Plan. Mr. Haizel recommended planters along the frontage of the building to prevent pedestrians to access the front windows. Pedestrian notification device was also requested from the applicant for entering and exiting the garage.

Board Engineer Salvatore Renda was sworn in. Mr. Renda raised concerns regarding the pedestrian safety for the entrance to the garage area. Mr. Renda requested that the applicant comply with the required sprinkler system for the proposed development. Separate sprinkler system water line is required. Items listed on Mr. Renda report were addressed.

Motion made by Vice- Chair Jones to open public portion **second** by Member Mobley. All in Favor.

No comments.

Motion to close public portion by Member Mobley **second** by Vice-Chair Jones. All in favor.

Motion to approve by Vice- Chair Jones second by Member Mobley the Preliminary Final Major Site Plan for Case # 23-02 151 Taylor Street Orange LLC, 151 Taylor Street with Variances for:

- Minimum lot area of 5,000 Ft where 7,500 Ft. is required
- Minimum lot width of 50 Ft. where 75 Ft. is required.
- Minimum front yard setback of 4.3 Ft. where 10 Ft. is required.
- Minimum side yard setback of 4.5 Ft. where 5 Ft. is required.
- Minimum side yard facing street of 0 Ft. where 5 Ft. is required.
- Minimum rear yard setback of 0.9 Ft. where 10 Ft. is required.
- Design Waiver for parking stall size where 9 x 18 Ft. and 9 x 20 Ft. is required.

As a condition of approval applicant will comply with the City Officials and the recommendations of the Board experts as detailed on the Engineer report dated March 17, 2023, the Planners report dated March 15, 2023, and the City Fire Officials' TRC committee report dated December 22, 2022. The applicant will comply with bonus criteria of affordable housing for at least 10% of the dwelling units on the proposed development. Applicant will install warning mechanism at the ingress/egress to the garage or work with the Board professionals to determine best warning mechanism for the ingress/egress of the garage to alert pedestrians of exiting vehicles. Applicant will equip the garage with an automatic door opening mechanism. Applicant will also work with the Board experts to decide the appropriate landscaping technique to cover the windows of the first floor unit.

Those in Favor: Member Onyiuke, Member Mobley, Council President Eason, Mayor Warren, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin.

Those Abstained: None.

Motion carries 6-0-1-0

Old Business:

None

New Business:

None

Motion to adjourn from Member Mobley **second** by Council President Eason at 9:59PM. All in favor

Next meeting scheduled for Wednesday, March 29, 2023 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by: Alexandra Reyes.